

# Hanover County, Virginia

## Land Use Map

### Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (LC/HR)
-  Mixed-Use (HC/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

### CUP-8-14

ACCU Associates, L.L.C.

recreation facility

Industrial Land Use

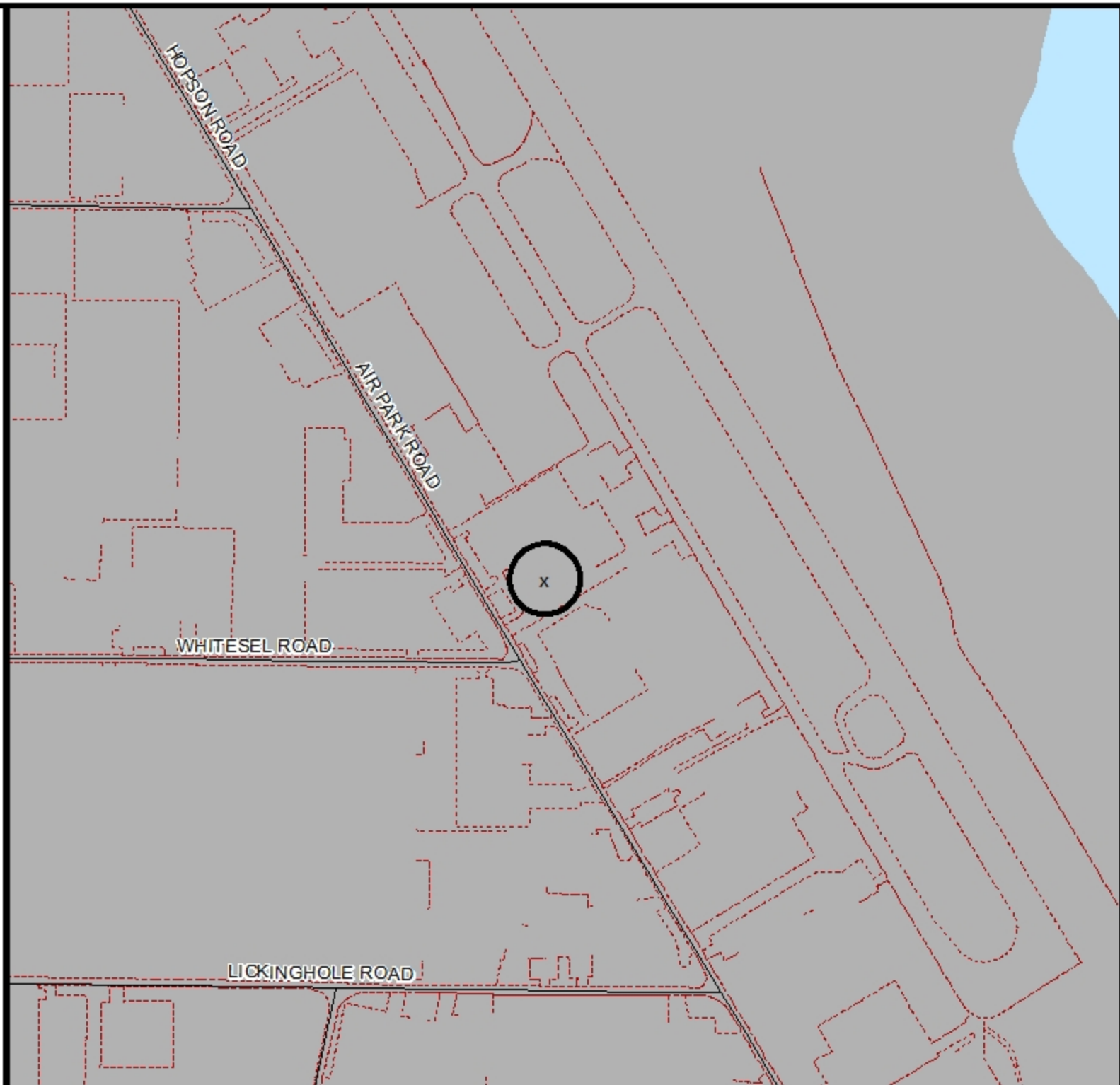
GPIN: 7798-02-4316

Ashland Magisterial District



1 inch = 400 feet

November 04, 2014



**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

- Roads
- Water
- Trees
- - - Private Road
- Structures
- Parcels

**CUP-8-14**

ACCU Associates, L.L.C.

recreation facility

Zoned M-3

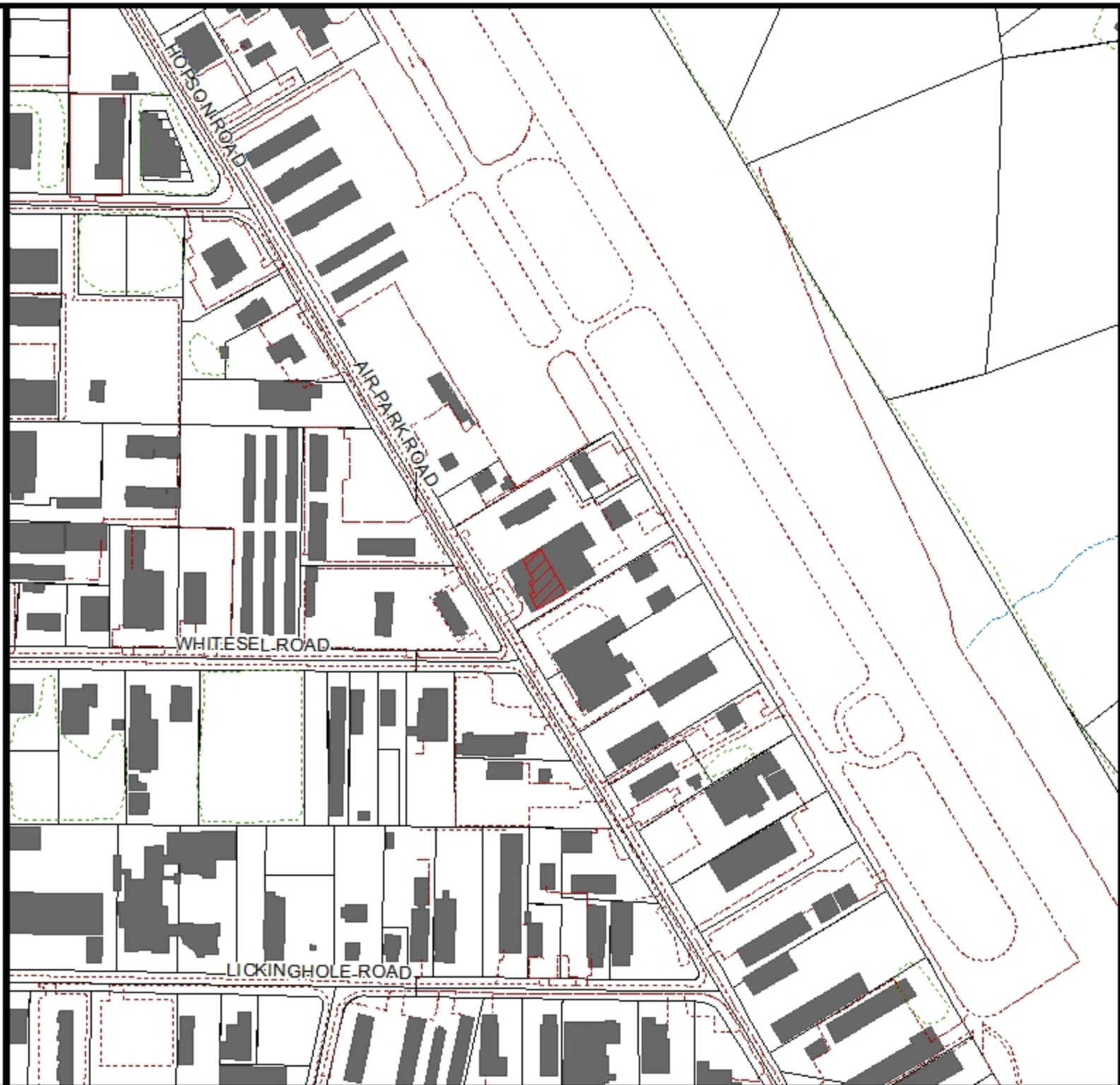
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# Hanover County, Virginia

## Zoning Map

### Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
□ AR-1	■ B-2
□ AR-2	■ B-3
□ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

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recreation facility

Zoned M-3

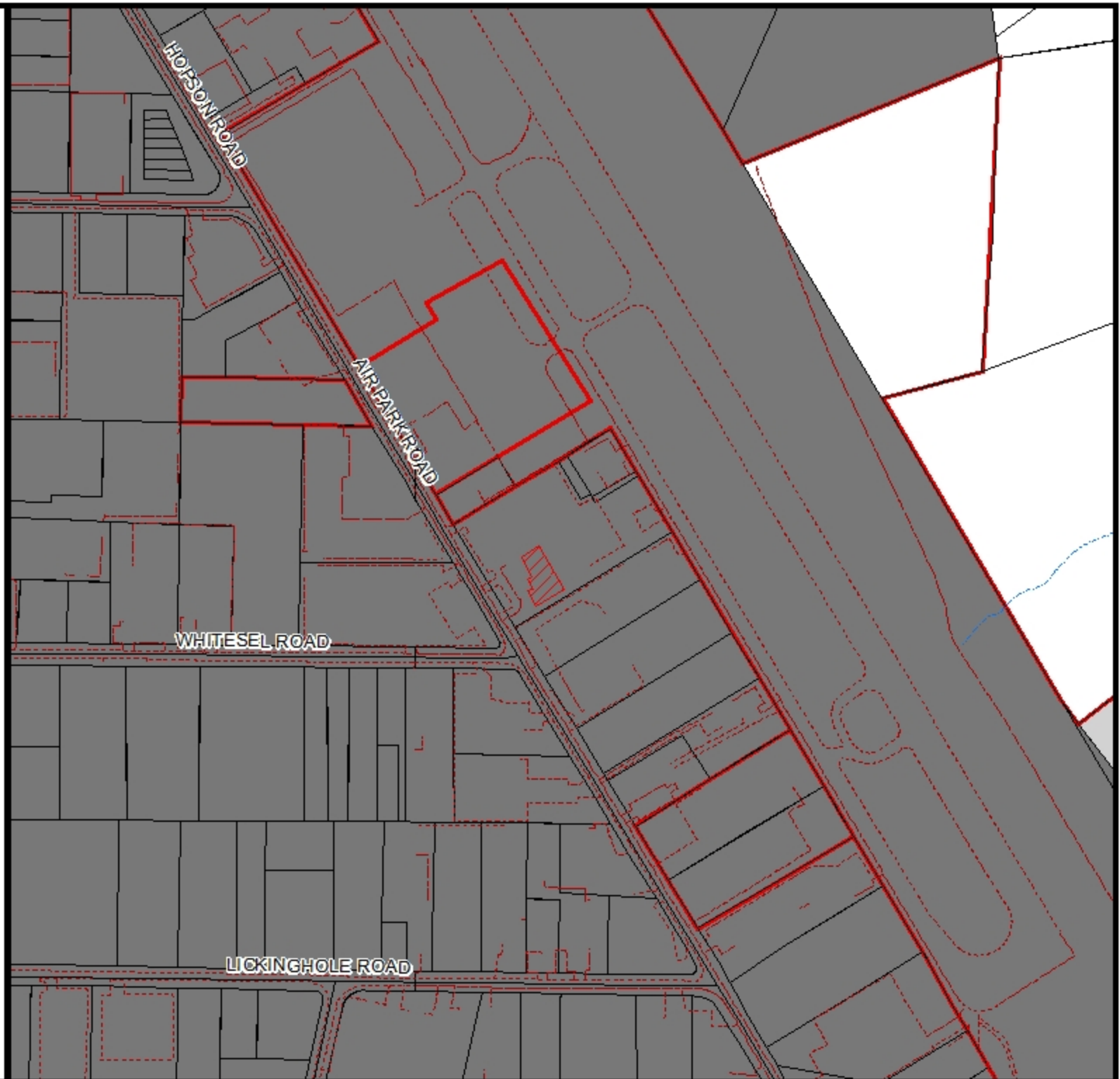
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Ashland Magisterial District



1 inch = 400 feet

November 04, 2014







0 35 70 140 Feet

## **CUP-8-14, ACCU ASSOCIATES, L.L.C.**

Conditional Use Permit Report

Ashland Magisterial District

PC Meeting Date: February 19, 2015



### **Overview**

Request	To permit a recreation facility
Zoning	M-3, Heavy Industrial District
Acreage	3.77
CUP Acreage	11,064 square feet
Location	On the east line of Air Park Road (State Route 813) approximately 150 feet north of its intersection with Whitesel Road (State Route 1263)
GPIN	7798-02-4316
General Land Use Plan	Industrial
Major Thoroughfare Plan	Air Park Road (State Route 813), local road 50-ft ROW
Suburban Service Area	Inside
Case Planner	Gretchen Biernot

### **Executive Summary**

This request is to convert the use of a building designed as an office/warehouse to be used as a recreational facility; an approved Conditional Use Permit is required for the proposed use. The business would have inflatable playground equipment for children and be available for parties and special events. The building is part of an office/warehouse complex within an established industrial park. The site is also adjacent to the Hanover County Airport and includes an airplane hangar.

### **Staff Recommendation**

**APPROVAL** subject to the conditions as outlined in the staff report.

## **Planning Analysis**

### *Comprehensive Plan*

The site is designated as Industrial on the General Land Use Plan Map, which provides for the most intense industrial uses. The designation recognizes the inclusion of ancillary service uses and zoning designations that permit business and service establishments.

Adjoining uses consist of office/warehouse/manufacturing flex-buildings with bay doors, loading areas and some outdoor storage and equipment. The Hanover County Airport adjoins the property on the east. On-site businesses consist of offices and warehouses including a temporary storage/transfer center of regulated waste. There is also a private airplane hangar with direct access to the airport taxiway.

The applicant would utilize 11,064 square feet of existing warehouse area to accommodate the large inflatable playground equipment for children. The vicinity is not characteristic of child focused uses. Since children are the intended primary customer, site safety should be determined when considering compatibility with surrounding uses. The entrance to the recreational facility is on the Air Park Road side of the building; customers would traverse the parking and loading areas for all on-site uses to access the business. On-site parking is shown on the submitted sketch plan that would provide parking in accordance with the Zoning Ordinance for the proposed recreational use as well as the existing office/warehouse uses. Prior to occupying the building for the proposed use, all parking spaces must be delineated on-site. Additional parking lot lighting may also be required, as determined during the site plan review process.

A required fence, specific for airport security, currently is located between the private hangar and other uses on the property. The sketch plan shows required parking outside this security fence with a note that a fence would be installed between the additional parking area and the airport, subject to approval from the Hanover County Airport manager. Should this request be approved and the applicant can sufficiently demonstrate a reduction in parking is warranted at the time of site plan review, either in accordance with Section 26-253 (shared parking areas) or with Section 26-254 (reduction in total number of required parking spaces), the Planning Director could grant a reduction of the number of parking spaces. This reduction could be applied to the area outside the security fence so that the hangar and airport taxiway apron could continue to be utilized. A condition for this use has been drafted that states if the Director of Planning determines at a future time that the spaces between the hangar and the airport are necessary for the uses on-site, the owner would be required to construct the spaces as shown on the sketch plan regardless of any approved reduction in parking, and the security fence adjacent to the airport would be relocated to properly secure the airport. The condition also stipulates that if this area is used for required vehicle parking, it could not be used for aircraft operations.

Changes to the existing building to accommodate the proposed use must comply with all requirements of the Building Inspector's Office and Hanover County Fire/EMS; both agencies are aware of this request and working with the applicant.

The existing road network should be sufficient for the traffic generated from the proposed business.



### **Agency Analysis**

Other than requirements to change the use of the building, there were no substantive comments from any of the reviewing agencies.

**In accordance with Article 6, Division 3, Section 26-325, the site shall be developed and maintained in substantial conformity with the sketch plan titled, “Inflatable Adventure Project, Parking Layout and Sketch Plan,” dated 1-19-15, and prepared by Perretz and Young (with modifications by the applicant).**

**A site plan, prepared in accordance with the requirements of Chapter 26, Article 6, Division 2, of the Hanover County Zoning Ordinance, shall be submitted for review and approval prior to commencement of the requested use.**

### **Staff's Recommended Conditions**

1. For as long as the 11,064 square feet of the existing building, as shown on the approved sketch plan, is used as a commercially operated indoor recreation facility, it shall be limited to that use.
2. Any expansion of the use, including structures, features or activities, not shown on the sketch plan or approved with this CUP request shall not be permitted without an amendment to the CUP.
3. All parking lot shall be designed and constructed in substantial conformity with the sketch plan titled “Inflatable Adventure Project, Parking Lot Layout and Sketch Plan”, dated 1-19-15, and prepared by Perretz and Young (with modifications by the applicant) subject to the following:
  - a. Nothing in this condition shall be construed as precluding the owner from submitting a request for a reduction in the required number of parking spaces in accordance with Section 26-254 or a request for shared parking in accordance with Section 26-253 (together referred to as a parking exemption) of the Hanover County Zoning Ordinance;
  - b. Should a parking exemption per 26-253 or 26-254 be submitted to the Director of Planning (“the Director”) at the time of site plan review, and the exemption be granted, such exemption shall be limited to the 33 parking spaces shown adjacent to the Hanover County Airport
  - c. Should a parking exemption be granted by the Director, and should the Director subsequent to granting such exemption find the conditions of the Property warrant the installation of additional parking to ensure safe ingress and egress to and from the site, and to ensure the safe and efficient movement of traffic on the property, the 33 spaces located adjacent to the airport shall be installed in substantial conformity to the sketch plan. Such determination shall be made at the sole discretion of the Director;
  - d. Should the 33 spaces adjacent to the airport be installed at any time, the airport security fence shall be relocated. The location and design of the fence shall be reviewed and approved by the Airport Manager; and

- e. Should the parking area adjacent to the airport be constructed for parking, then neither the parking area nor the hanger shall be used for aircraft operations, transport, or storage.
4. All development and use of the Property shall comply with all federal, state and local statutes, ordinances and regulations.

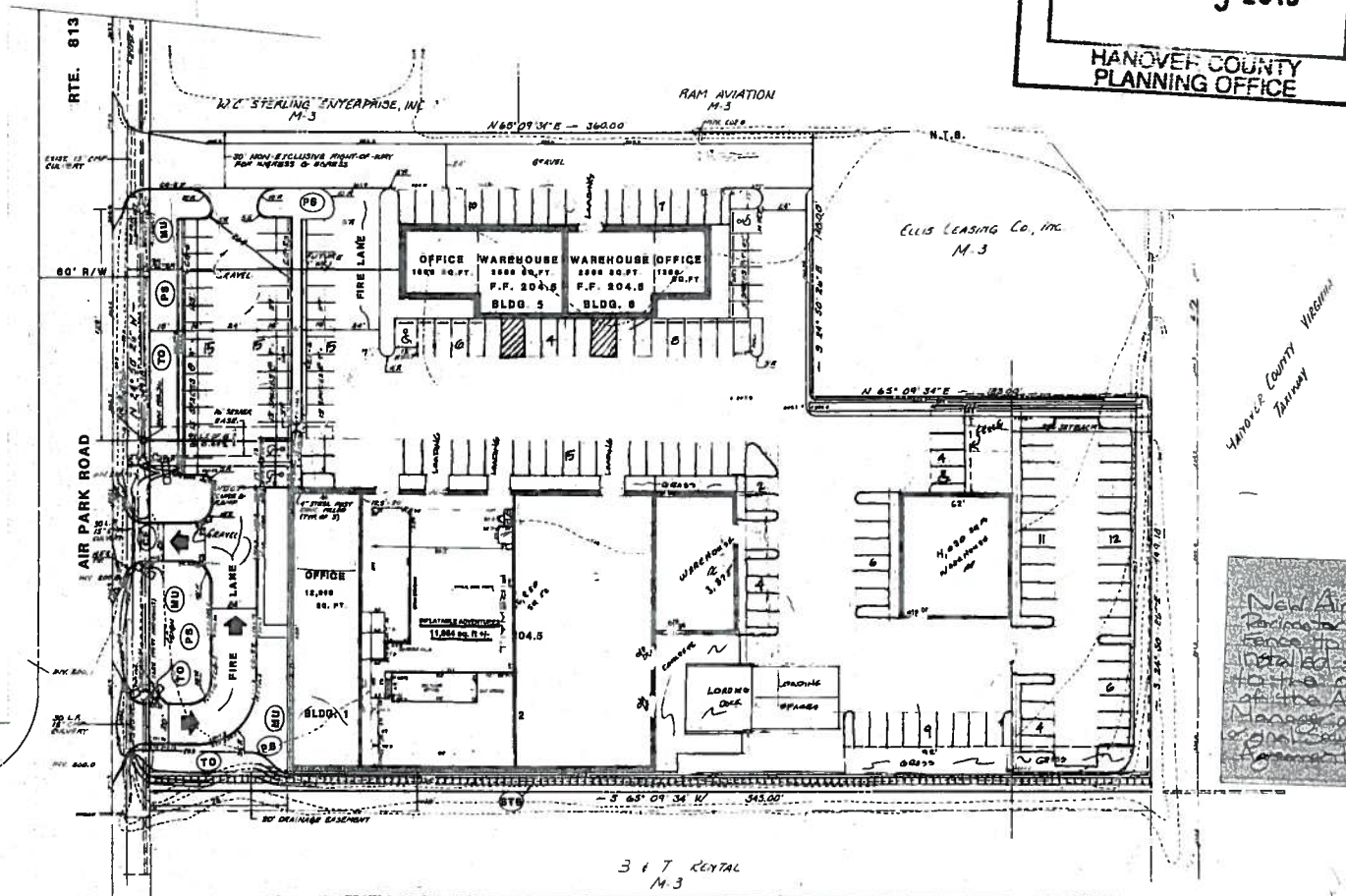
GJWB/sm/HTE

**Attachments**

- ☒ Maps (land use, vicinity, zoning, aerial)
- ☒ Conceptual Plan
- ☒ Application Materials
- ☒ Agency Review Comments



HANOVER COUNTY  
PLANNING OFFICE



## PARKING LAYOUT

NOTE: PARKING SPACES  
PROVIDED - 157 SPACES  
EACH SPACE 9'x18'

RECEIVED  
JAN 26 2015

PARKING LAYOUT and Sketch Plan  
111126 AIR PARK ROAD  
ASHLAND, VA

10462 RICHARDSON ROAD  
SUITE J  
ASHLAND VIRENIA 28005  
804-930-3048  
FAX 804-930-1217

**PERRETZ  
& YOUNG  
ARCHITECTS**

NO. 101  
AS NOTED

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